



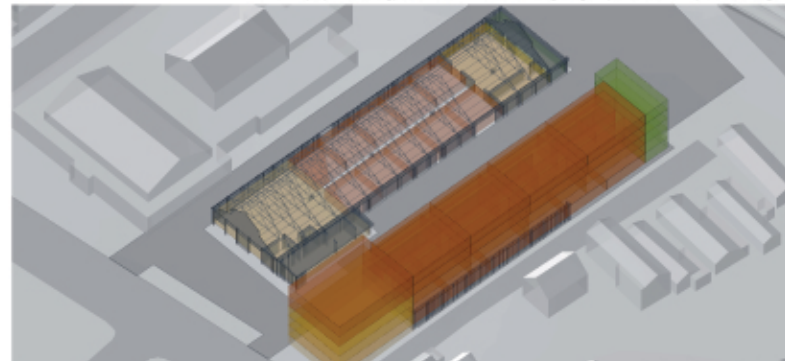
Axonometric rendering of program volume study



Section of proposed strategy



Perspective view of proposed development



Volume maximization study

DEVELOPMENT STRATEGY 1: Artists Studios

The artists studio option would benefit the city as well as the neighborhood by supporting local arts activity. Putting artist studios in the Trolley Barn only makes sense if the large historic space can be preserved (Inferior Volume Principle) and if the cost of renovating the site can be kept sufficiently low to make this use truly affordable.

Key Issues and Strategies:

- Create a **friendly engagement** with the Poinsett neighborhood by limiting the height of the proposed structure on the north to three stories.
- **Engage the public** on Meeting Street by including a ground level public gallery and a glass-faced workshop.
- Provide an **exterior work courtyard**.
- Provide **adequate parking** out of public view.

Advantages

- An important regional use (the arts) would be supported with opportunities for **neighborhood and public engagement** at the site.
- An open gallery in the Trolley Barn would preserve the **unique volume** of the interior, at least in part.

- Traffic flow **minimized** on Poinsett Street

Disadvantages

- This use would generate low revenue and **may not be cost effective** as a stand-alone development.
- Depending on the design, the Trolley Barn's **unique volume might not be available to public view**.
- **Additional land** (either DOT easement or use of the Mattress Factory site) **would be needed for parking**.

Program

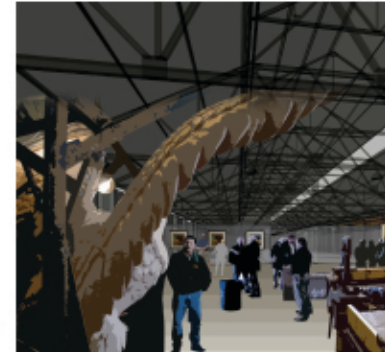
Site square feet	78,900
Building square feet	52,200
Number of units	22
Parking square feet	37,000
Number of spaces needed	80
Number of spaces available	60 (parking plan 2A)
Number of spaces w/ easement	75 (parking plan 2B with easement)



Typical studio at Open Square Artist Studios in Raleigh, VA



Panorama view of print shop at Redux Studios in Chockley, VA



Interior image of gallery and artist work spaces in background